

# COUNTY OF YORK

## MEMORANDUM

**DATE:** November 20, 2003 (BOS Mtg. 12/2/03)

**TO:** York County Board of Supervisors

**FROM:** James O. McReynolds, County Administrator

**SUBJECT:** Extension of Time to Appeal Real Estate Assessments

As you know, York County is on a biennial cycle for real estate assessment. The current cycle was scheduled to end December 31, 2003. The County Assessor's office is nearing completion of their work, however, the damages caused by Hurricane Isabel in September could impact the real estate market for properties in York County. By law, the assessed value placed on property by the County is required to be as close as possible to the estimated market value as of January 1. In the two months since Hurricane Isabel, there have been few property sales to help us determine what, if any, impact the storm had on the market value of property in the County. The sales we have observed have indicated there has been little negative impact; however, to provide more data on which to base a professional opinion, the County recently petitioned the Circuit Court for a 60-day extension to complete the assessment, as allowed by the Code of Virginia. On November 12, 2003, the Court granted the petition.

Section 21-18 of the York County Code requires the Board of Equalization to sit beginning March 1 or the first day thereafter which is not a Saturday, a Sunday or a legal Holiday, of each even-numbered year to hear the applications of property owners for the correction of their assessments. Section 21-18 also sets February 28 as the date on or before which property owners must file an application for hearing. The 60-day extension granted by the Circuit Court will make the schedule set forth in Section 21-18 impossible to apply. If adopted, proposed Ordinance No. 03-41 will amend Section 21-18 of the County Code to allow an automatic extension of all dates and times set out in Section 21-18 by the length of the extension granted by the court for reassessments. The proposed changes will not impact the timing of tax bill issuance or the tax payment due date.

I recommend adoption of proposed Ordinance No. 03-41 to amend Section 21-18.

White/3737

Attachment:

- Proposed Ordinance No. 03-41